To Discuss Plans for Homes for Harlem Negroes

Problem Demands a Quick Solution as 16,000 Persons Have Moved Into Centre in Last Eighteen Months First Model Homes To Be Erected by City and Suburban Homes Company

able families are compelled to live and bring up their children in degrading, if not actually immoral, surroundings.

The National League on Urban Conditions Among Negroes decided that a made to provide proper bousing ac-

a city in itself, just about further

nements are of the old

secretary is urban Homes Company for the ye ending April 30, 1916, shows out of possible gross income from rents from the Tuskegee and Hampton of \$32, 404,90, an aggregate loss from vacan-cies of only \$113.75 and no bad debts. "The working out of a plan for Harh negroes lived in the follows:
nements are of the old timents consisting of and eight rooms and transport of the consisting out of a pian for Harley working out

years prior to 1915
nements for negroes
to section.

occupied by the
maintained.
the negroes occupy
are many who live
to maintained.

wantage and an assurance of success.
"The effect will be to give the negroes better living conditions, but the groes better living conditions, but the proposition is a sound economic plan. The experience of the City and Suburban Homes doubt that such properties are good investments.

"We are convicted to 1915
"The effect will be to give the negroes better living conditions, but the groes better living conditions.

e å self-respecting people and do not k charity. All they ask is a fair ance. This proposition is based fun-mentally on sound business and not charity, but incidentally it will help improve conditions which are inof the majority war- the whole city

ingh rents if is necessary see lodgers. Comber 12, has been formed as the result of conferences among the National League on Urban Conditions among Negroes, the City and Suburban Homes Company and the Advisory Council of Real Estate Interests.





The property is the four story brown stone building at 159 Front Street. It was bought by Joseph F. Cullman through the Charles F. Noyes Company from the James Morris Estate

Workable Torrens Law

Do Not Fail

The difficulty in reaching homes in Brooklyn for the employees of the Long Island City section was the subject of a conference recently in regard to the time of opening and closing the Vertime of opening and closing the Vertim

SALES MARKET Purchase as a Christmas

Gift and Downtown Deal Features Last Week

EAST 56TH ST. SITE BOUGHT FOR GARAGE

Church for Spanish Catholics to Occupy Plot in 14th St., Near 7th Ave.

\$55,900.
Cross & Brown must here be credited with helping to make West 61st st. one

with helping to make West 61st st. one of the leading automobile side streets, as they sold in the week the premises 31 and 33 West 61st st. for Gustavus Goldsmith to the Packard Motor Company, which recently bought the parcel at 27 and 29, adjoining.

The five story factory and stable building at 227-229 East 56th st. plot 50x100, held at \$50,000, was sold last week by the trustee of the Leake and Watts Orphan House to the L. L. D. Corporation. The broker in the transaction, A. L. Libman, has been authorized to erect a six story garage on the property with a capacity of 130 automobiles, the building to be similar to the International Motor Co. building at the northeast corner of West End av. and 64th st., which was erected several years ago by a corporation, officers of which are also identified with the L. L. D. Corporation.

ARTHUR T. NICHOLSON

We were most pleased last week to learn that S. Osgood Pell & Co. had sold to a client that fine dwelling at 25 East 83d st. The buyer intends to give this \$150,000 house as a Christmas gift to a member of his family.

of \$200,000.

ASKS AID OF

SAVINGS BANKS

OSWEGO IN SPRING

OSWEGO IN SPRING

In Queens.

The lack of housing facilities in Queens of the own industrial employes had a constructive legislative propagation of the composition of the compo true of city people, because of the wondrous growth of greater New York and the tales, frequently heard, of the fabulous riches earned from speculative or investment properties here. "After years of toil, what have you got to show, Mr. Rentpayer, compared with Mr. Landlord?" says the wily real estate salesman in trying to get buyers. As the real estate salesman cannot hold work as far as they can as rent payers. his premise he taunts his hearers with He is still living in a cellar, although familiar one, "Any one with half an eye can succeed in realty," or words to that effect.

Suppose this man and the buyers do, bought a flat-house miles from where he lived, and had placed the renting, collecting of rents and the care of the property

mands that his tenants help him in this

Personal Service Pays Suppose this man had done, just

And protecting the same of the control of the contr

ing his properties. The average successful the matter.

Space has been taken in the building at 830 and 854 Canal at. by the Century Metal Products Company, through William A. White & Sons.
Word is sent to me that Powell, who treestly conducted the big sale dots at Huntington, L. I., for L'Ecluse, Washburn & Company, is called the will have to pay for throughout the South.

Professor Henry R. Seager is to occupy the English house, owned by Mrs. H. S. Bowen, at Fieldston, River dale-on-Hudson.

The American Snap Fastener Company is to have a factory in the Hunts Points section of The Bronx. J. Clarence Davies negotiated the lease.

Reports about renting West Side and Harlen dwelling houses were received in the week from E. K. Van Winkle, Goodwin, Houghton Company and many others.

Forty thousand dollars at 4½ per cent has been obtained by Samuel T. Shaw on the property at the northesat corner of 73d st. and West End av., opposite Charles M. Schwab's manion.

For two family afford such help. To do what these mane they willing to do what these mare they willing to greatly success. One of these owners, who has had a bright of reality success for the property at the northeast corner of 73d st. and West End av., opposite Charles M. Schwab's managion.

The here of the corner of the service of an experienced reality agent to such doctors' offices, patients' rooms and decotored to a connection with such doctors' offices, patients' rooms and aboratories used in connection with such doctors' offices, patients' rooms and decotors' offices, patients' rooms and aboratories used in connection with such doctors' offices, patients' rooms and aboratories used in connection with such doctors' offices, patient

ADVANTAGE OF A CITY WIDE SURVEY

W. F. Morgan Will Tell About Value of Such an **Industrial Census**

GUEST OF THE QUEENS CHAMBER NEXT FRIDAY

Data Recently Gathered Show Prosperity of That Big Borough

York, will be the guest of the Chamthe Community.

The Queens Chamber of Commerce recently established an industrial bu-

facturing and industrial committee of the Queens Chamber of Commerce, speaking yesterday of the survey which

men to know just what is meant by an industrial survey and what we expect to accomplish as a result of this investigation. The term "industrial" is used in its largest sense as covering manufacturing, wholesale and retail trade, real estate and building, financial and business activities in general. In this entire field the industrial survey furnishes a plan for applying modern business methods to the development and prosperity of the community. The information obtained has been analyzed to show both the unfavorable as well as the favorable conditions that exist. A thorough knowledge of these facts will constitute a guide for the correct industrial devel-

W. Lansing, a well known industrial expert, says:

"The survey shows a remarkable increase in manufacturing in Queens during the last two years. The United States government compiles a census of manufacturing every five years, and the last figures available are for the year 1914, which was a year of general depression throughout the country. In the last two years, however, the manufacturing growth in the United States has been enormous, and the figures compiled in the survey for the year 1916 show that Queens Borough has received its full share of the manufacturing growth of the country."



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COUNTRY PROPERTY

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PARM, SIXTY ACRES, LARGE BUILDINGS, improvements, Price \$11,000. Rout \$200.

of the Merchants' Association of New noon, December 15. He will speak on "The Value of an Industrial Survey to

think such purchases emphasize the fact that many people still believe its improved with a such purchases emphasize the fact that many people still believe its improved with a such gradual people. And then, again, such gifts show us that there are a lot of people, too, who are willing to pay a price running who are willing to pay a price running plot will be improved with a church for plot will be improved with a church for plot will be improved with a church for the Gelssen-then Brady sold for the Gelsse Ray Palmer, chairman of the

was made under the direction of his committee, stated:
"It is important for the business men to know just what is meant by an

with his own hands, the cellar into a flat for his family. Thus, by having no rent to pay, he had increased the earning power of the house. Every dollar he could spare he spent on improving the premises, and within a year he was able to get higher rentals from some of his apartments. A few years later he district, and now, eighteen years after his first purchase, he has about to infinitely and head in the district, and now, eighteen years after his first purchase, he has about to infinitely and head in the district, and now, eighteen years after his first purchase, he has about to infinitely and head in the district, and now, eighteen years after his first purchase, he has about to infinitely and head in the district, and now, eighteen years after his first purchase, he has about to infinitely and head in the district, and now, eighteen years after his first purchase, he has about to infinitely and head in the district, and now, eighteen years after his first purchase, he has about to infinitely and head in the district, and now, eighteen years after his first purchase, he has about to infinitely and head in the district, and now, eighteen years after his first purchase, he has about to infinitely and head in the district, and now, eighteen years after his first purchase, he has about to infinitely and head in the district, and now, eighteen years after his first purchase, he has about to infinitely and head in the purchase he correct industrial development of Queens Borough. Every business interest in Queens will be benefited as a result of our work, for every new industry located here radiates its influence to all parts of the borough, causing an increased demand for land for factories and for homes of every type, adding to the number of consumers of power, light and heart influence and for homes of the borough, causing an increased demand for land for factories and for homes of every type, adding to the number of consumers of power, light and heart influence and influence are also as a factor will be benefit

NOBODY DOUBTS

set Builders, Inc., have sold the property to his set Builders, Inc., have sold the property to his set Builders, Inc., have sold the property to his set Builders, Inc., have sold the property to his set Builders, Inc., have sold the property to his set Builders, Inc., have sold the property to his set Builders, Inc., have sold the property to his set Builders, Inc., have sold the property to his set Builders, Inc., have sold the property to his set Builders, Inc., have sold the property to his set Builders, Inc., have sold the property to his set Builders, Inc., have sold the property to his set Builders, Inc., have sold the property to his set Builders, Inc., have sold the property to his set Builders, Inc., have sold the property to his set Builders, Inc., have sold the property to his set Builders, Inc., have sold the property to his set Builders, Inc., have sold the property the building sold the Building in the week from E. K. Van Winkle, Inc., have sold the Building in the week from E. K. Van Winkle, Inc., have sold the set Building to the suburbant territory of Long Island is no longer a speculative venture, as it was a decade appropriate venture, as it was a decade appropriate venture, as it was a decade appropriate venture, and improved them for all-year residence in the central and southern parts of Nassau County and the west-great and southern parts of Nassau County and the west-great and southern parts of Nassau County and the west-great and southers are sold to be valued as the second the s The Chadick-De Lamater Company, representative of the Continental Motor Company, of Detroit, has leased the Carage at 169 and 161 West 24th st. Forrest, were the brokers in this transform the estate of Charles A. Winch.

Citizens Union, and many other civic Associations. The support of the sav-

rally requested, in order to insure the passage of the amendments giving New York State a true Torrens law."

Wheelock Joins the Council
The Advisory Council of Real Estate Interests announces the addition to its membership of William H. Wheelock, vice-president of Douglas Rebinson. Charles S. Brown Company. This increases by the addition of Mr. Wheelock the representatives of real estate brokers and managers upon the council to three, the others being Alfred E. Marling and Douglas L. Elliman.

James D. Foot has sold the last parcel of his vacant property on Hilltop Place and Highland Road, Rye, N. Y. to Mrs. Margaret McIntyre Sherwin to plant to build in the spring a residence for her own occupancy. The price was said to be in the neighborhood of \$12,000 for two acres.

This sale reflects the increase in values of Rye real estate. A parcel of my well over \$100,000 and will aggregating Resident of Douglas L. Elliman.

Rents West 24th St. Garage

total expense of two or three dollars in test paid to the registrar, and morb test paid to the registrar, and morb test paid to the registrar, and morb total test paid to the title, because that is covered by the official certificate, backed by the state. The savings bank principle of cooperative saving and in restment should apply to the saving of title expenses on behalf of the owner of mertured property.

Absence with run run
John J. Nutt, a foremost writer on realty matters and for many years managing editor of "The Real Estate Record and Guide," has been granted an indefinite leave of absence, with full pay, on account of illness, by the owners of the publication. He has been owners on the formal property of the restriction of the registrary and property of the restriction of the registrary and for many years managing editor of "The Real Estate Record and Guide," has been granted that is covered by the official certificate, backed by the state. The savings bank principle of cooperative saving of the publication. He has been owners of the publication. The property of the restriction of the rest owners of the publication. He has been trying to fight off his present affiction for a grant property.

"The foregoing is based on the idea of a true Torrens law, such as is in operation in Massachusetts. The New York law differs from the Massachusetts law in that the state or county for law differs from the Massachusetts law in that the state or county for law, putting the state (county) back of the assurance fund law to simplify preceedings and make the examinations exclusively official for the initial registration, is necessary.

Building and loan associations generally throughout the state have income these amendments, as well as law throughout the state have income the committees of the Bar associations, the Chimes Union, and many other civic Masociations.

. Twenty Acres Bought by J. D. Foot Veritable Gold Mine

Foct has sold off property aggregating well over \$100,000 and still retains for his own use about seven acres of the original tract.

Heckscher & De Saulles, who recently

Wall Street workers are to have a new meeting place, as the store and basement at 50 Broad st., extending to 48 and 50 New st., has been leased by 54 B. Ashforth, Inc., to the Bell Catering Company. The lease is for twenty-one years. This space contains about 18,000 square feet. The rental asked was \$40,000.

You are too late if you were planning to have one of the three stores at the northwest corner of 54th st. and Eighth av. All have been rented from M. Groh's Sons, Inc., by Cients of John T. Wall. Theodore Schneider will be the tenant of the corner store, M. Prescia of the inside avenue store and Smith & Nyanist of the side of Long Island is becoming the stores leased last week were the following: 35 West 30th st. The rental at 772 Park av.

The value of a continuous deep channel tax and Ine stores leased last week were the following: 35 West 30th st. The rental at 772 Park av.

The value of a continuous deep channel tax and Ine stores leased last week were the following: 35 West 30th st. The rental at 772 Park av.

The value of a continuous deep channel tax and Ine stores leased last week were the following: 35 West 30th st

The cable address of Douglas Robrescia of the inside avenue store and
Smith & Nyquist of the side street
store. Small storekeepers in this part
of the town are said to be very prosperous.

Charles Archibaid John Springthorpe's name will appear on a new
title deed to be made out for a fiveroom bungalow on a plot 20 by 130
feet at Beach 43d st., Brooklyn. Meister Builders, Inc., have sold the property to him.

C. L. C. Ditmars says: "The real

The cable address of Douglas Robinson, Charles S. Brown Company is
inson, Charles